

LAKESHORE COMMUNITY ASSOCIATION

BOARD OF DIRECTORS MEETING WEDNESDAY, SEPTEMBER 24, 2014, 5:00 PM THE YACHT CLUB

MINUTES

The meeting of the Lakeshore Community Association Board of Directors was called to order at 5:02 p.m. by Sandy Olsen. The meeting was held at the Westlake Yacht Club. Notice was given by First Class mail.

BOARD MEMBERS PRESENT AND FORMING A QUORUM

Sandy Olsen, Richard Donohue, Ann Nelson, Kathleen Roth and Bob Amenta.

OTHERS PRESENT

Kelli Sievert, Association Manager, The Emmons Company; Michele Brooks, Recording Secretary, The Emmons Company and approximately 8 homeowners.

MINUTES

The Minutes of the July 23, 2014 Board of Directors Meetings were reviewed. Richard Donohue made a motion to approve the Minutes. The motion was seconded by Kathleen Roth and passed unanimously.

The Minutes of the July 23, 2014 Executive Session Meeting were reviewed. The purpose of the meeting was for to hold hearings for non-compliance issues and legal matters. Richard Donohue made a motion to approve the Executive Session minutes. The motion was seconded by Kathleen Roth and passed unanimously.

FINANCIAL REPORT

The Financial Reports for July and August 2014 were presented by Ann Nelson. Total cash on hand as of August 31, 2014 was \$2,575,767.17. A motion was made by Kathleen Roth to approve the July and August 2014 Financial Reports to be filed for audit. The motion was seconded by Richard Donohue and passed unanimously.

Kelli Sievert gave the delinquency report. The total delinquent amount as of August 31, 2014 was \$43,984.64. The spreadsheet provided by management was discussed, showing the history of delinquent owners and reflecting the current status of these accounts.

Lot #0804 – Richard Donohue made a motion to proceed with the lien process. Kathleen Roth seconded and the motion was passed unanimously.

Lot #7001 – Richard Donohue made a motion to proceed with the lien process. Kathleen seconded and the motion was passed unanimously.

Lot #6101 – It was noted that this property is now bank owned as of 9/18/14.

PRESIDENT'S REPORT

Sandy Olsen advised the beautification project is underway and provided city updates.

MANAGEMENT REPORT

The Board reviewed a copy of the Management Report presented by Kelli Sievert.

ARCHITECTURAL COMMITTEE REPORT

- Richard Donohue gave update on new paint scheme. New color scheme will be available soon on the website. Color schemes are currently available at Dunn Edwards, Décor Paint and The Emmons Company.
- Richard Donohue advised the Architectural Application will now be a single page form.

GREENBELT REPORT

- Bob Amenta provided rat trap update.
- Board reviewed homeowner request to drain water run off onto the common area and was approved.
- Slade Landscape proposal to replant planter at first beach in the amount of \$692 was tabled. Slade will be asked to reduce plant material and submit a new proposal.
- Slade Landscape proposal to replant fence line behind 32123 Beachlake in the amount of \$240 was motioned for approval by Richard Donohue and seconded by Kathleen Roth. Motion was passed unanimously.
- Slade Landscape proposal to replace Oleander hedge between La Venta and Beach Meadow in the amount of \$600 was motioned for approval by Kathleen Roth and seconded by Richard Donohue. Motion was passed unanimously.
- Watering schedule was reviewed – Slade Landscape was asked to cut back on watering.
- Emergency approval of lighting repairs from RG Electric for \$2,617.55 was motioned to ratified by Ann Nelson and seconded by Richard Donohue. Motion to ratify lighting repairs was passed unanimously.

TREE COMMITTEE REPORT

- Board reviewed proposal for fall pruning for \$12,640 from Arboles Tree Service. Bob Amenta motioned for approving pruning proposal and Ann Nelson seconded the motion. Motion to approve pruning was passed unanimously.
- Board reviewed proposal for fall tree removals for \$4,900 from Arboles Tree Service. Bob Amenta motioned for approving a portion of the proposal in the amount of \$1,900 and Ann Nelson seconded the motion. Motion to approve removals was passed unanimously. A pine tree will be looked at by an arborist to determine the health of the tree.
- Kathleen Roth advised that she is working on developing a policy statement regarding trees.
- Board reviewed proposal for installation of root barrier behind patio located at 32105 Lake Meadow in the amount of \$950. Richard Donohue motioned to approve proposal and Kathleen Roth seconded motion and it was passed unanimously.
- Board reviewed proposal for GPS and software program to manage community trees in the amount of \$8,650. Motion to approve proposal by Kathleen Roth and seconded by Richard Donohue. Motion to amend to table for further investigation by Ann Nelson and seconded by Richard Donohue. Motion to amend to table was passed unanimously.

POOLS

- Richard Donohue provided a pool maintenance update.
- Board unanimously agreed to table date to turn off pool heater to next meeting.
- Emergency approval of proposal for replacement pool heater at pool #1 for \$3,073 was motioned to be ratified by Bob Amenta and seconded by Richard Donohue. Motion to ratify heating repair was passed unanimously.

WLMA/ LAKESHORE MARINA AUTHORITY

- Bill Knebel recommended that the Board review Marina Committee Report regarding new docks.
- Marina Committee is requesting that the Association's attorney provide an opinion on paragraph 8.4 of the Lakeshore CC&Rs regarding community docks and the Association's Common Area facilities. Ann Nelson motioned to approve request and Richard Donohue seconded the motion and it was passed unanimously.
- Bill Knebel provided the status of the 300 and 400 dock replacement.

GOODWILL AMBASSADOR

- Sharon Abelson advised on new homeowners in the community.

OLD BUSINESS

- Kathleen Roth provided an update on the 2015 City Beautification Project

– Proposal for old sign footing removal by Slade Landscape was reviewed and Kathleen Roth motioned for cost not to exceed \$750. Richard Donohue seconded the motion and motion was passed unanimously.

NEW BUSINESS

- Lot #0104 request to reimburse for roof damage was denied forgoing any new, additional information.
- The community Garage Sale was scheduled for November 15th and 16th.
- Homeowner request for the Association to address The Landing regarding updating their office building was considered by the Board. Sandy Olsen agreed to bring up topic at the Joint Board Meeting at the end of the year. Any additional concerns should be directed to The Landing by the homeowner.

HOMEOWNERS COMMENTS

The floor was opened to homeowner's comments. Comments included the following:

- Homeowner Janet Todd raised concern regarding missing rat trap. The Emmons Company to contact pest control regarding trap.
- Coyote concerns were brought up. Article regarding coyote sightings in the community to be placed in October newsletter.
- Homeowner Tom Bokhart concerned about no trespassing signs at monuments. Sandy Olsen confirmed that signs will be posted at every public entrance.

ADJOURNMENT

There being no further business the meeting was adjourned at 7:13 P.M.

NEXT MEETING

The next Meeting is October 22, 2014, Yacht Club.

Respectfully Submitted,
Michele Brooks, Recording Secretary